



Command= 210-

Point#, Start#-End# or G#= 1-166

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----10-02-2023-----				13:39:50	-----D:...\BMHOME2		
				1	5000.0000	5000.0000	
				2	5001.1986	4904.1775	TRA
				3	5001.3886	4888.9887	TRA
				4	5008.6755	4854.9499	TRA
				5	5019.5609	4804.1020	TRA
				6	5030.8650	4751.2984	TRA
				7	5042.6923	4696.0503	TRA
				8	5053.1590	4647.1580	TRA
				9	5073.3309	4855.4389	INT
				10	5082.2091	4804.5759	TRA
				11	5091.4232	4751.7565	TRA
				12	5101.0668	4696.4918	INT
				13	5082.2064	4804.5758	INT
				14	5064.7410	4904.6651	TRA
				15	5017.0124	4904.2958	TRA
				16	5087.8184	4642.2870	TRA
				17	5103.1427	4633.8589	INT
				18	5112.9360	4628.4728	INT
				19	4960.0031	4999.4997	TRA
				20	4961.1604	4906.9869	TRA
				21	4961.4415	4884.5087	TRA
				22	4967.2024	4857.5984	TRA
				23	4977.6691	4808.7062	TRA
				24	4988.1358	4759.8140	TRA
				25	4998.6025	4710.9218	TRA
				26	5003.6747	4687.2286	TRA
				27	5023.2316	4691.4153	TRA
				28	5038.1074	4717.4673	INT
				29	5052.8592	4696.1271	INT
				30	4846.0720	4998.0745	TRA
				31	4933.8676	4710.1120	TRA
				32	4918.9779	4758.9489	INT
				33	4874.7206	4905.9057	INT
				34	4873.7172	4905.8931	TRA
				35	4889.0324	4856.6206	INT
				36	4865.1955	4933.3093	TRA
				37	4880.8743	4933.5054	TRA
				38	4880.0613	4998.5003	TRA
				39	4888.2286	4856.6105	TRA
				40	4903.4949	4807.7784	TRA
				41	4918.6913	4758.9453	TRA
				42	4933.8700	4710.1121	INT
				43	4903.5125	4807.7786	INT
				44	4888.3338	4856.6119	INT
				45	4872.8072	4905.8817	INT
				46	4918.6913	4758.9453	INT

JOB #7 325biggs [166]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----10-02-2023-----13:39:50-----D:...\BMHOME2							
				47	4873.0186	4905.8844	INT
				48	4873.0625	4905.7432	TRA
				49	4880.0694	4998.4998	TRA
				50	4880.8824	4933.5049	TRA
				51	4864.4971	4933.2999	INT
				52	4873.0186	4905.8844	INT
				53	4844.3700	4998.0532	INT
				54	5048.5962	5000.6079	TRA
				55	5047.9962	5000.6004	TRA
				60	5001.1986	4904.1775	
				61	5064.7383	4904.3817	TRA
				62	5049.0062	4999.8340	TRA
				63	5000.4135	5000.0043	TRA
				64	808726.2740	7831.0357	TRA
	57.93	1sethub	100		4976.2291	5038.1136	
	56.89	2setmagn	101		5002.9346	4726.0743	TRA
	57.25	3sethub	102		5084.6058	4746.5550	TRA
	59.50	spotonMH	103		4601.8128	4997.1542	SS
	57.88	@nlpole*	104		4676.5695	5027.4310	SS
	57.58	corwll	105		4844.6993	4997.6951	SS
	57.75	topipin	106		5047.9962	5000.6004	SS
	58.70	nlpole	107		5029.9199	5041.0305	SS
	57.10	fndip*	108		4960.8790	4907.0494	SS
	56.48	fndip	109		4967.3044	4857.7843	SS
	56.48	bump/sig	110		4975.6822	4805.5342	SS
	56.81	baseipin	111		4988.2090	4760.1116	SS
	57.53	cortrm*	112		5082.1346	4713.3769	SS
	56.99	cordck	113		5084.8269	4728.5963	SS
	57.14	cordck*	114		5082.1469	4740.5704	SS
	57.52	corhse**	115		5076.3417	4739.2196	SS
	57.62	corhse**	116		5044.9062	4732.0979	SS
	57.22	endfnc**	117		5032.1267	4751.7944	SS
	56.90	corhse	118		5049.9361	4758.0955	SS
	56.98	cordeck	119		5057.1183	4753.4126	SS
	57.24	cordeck	120		5071.0824	4754.4315	SS
	56.85	corhse	121		5069.7837	4762.5816	SS
	56.80	corhse	122		5061.7290	4797.9538	SS
	59.31	appendfc	123		5079.3357	4804.6665	SS
	56.59	corshed*	124		5077.8213	4773.6484	SS
	56.22	corshed*	125		5083.9464	4774.7673	SS
	55.20	ts	126		5090.8249	4758.6834	SS
	53.91	bs@water	127		5093.7115	4759.6016	SS
	56.00	appendfc	128		5091.5042	4751.9215	SS
	57.29	corshed*	129		5086.9227	4707.0228	SS
	56.27	corshed*	130		5094.8753	4708.8795	SS
	55.29	appendfc	131		5101.2233	4698.0421	SS
	56.72	oldpost*	132		5103.0604	4695.9659	SS
	55.94	edglwn**	133		5097.6724	4711.4798	SS
	56.00	edglwn**	134		5093.9695	4730.8670	SS
	56.21	edglwn**	135		5091.5768	4744.3884	SS
	59.08	deck****	136		5078.0957	4732.6539	SS
	57.11	corep	137		5042.3639	4749.4358	SS
	57.20	corep	138		5045.3422	4735.5749	SS
	57.20	fdpsapin	139		5000.8550	4904.2721	SS
	57.34	fndip	140		5044.3809	4696.9603	SS
	56.58	topip	141		5044.1960	4649.6744	SS
	57.65	corhse	142		5044.9423	4732.1162	SS
	57.96	corhse	143		5054.7299	4707.2792	SS

JOB #7 325biggs [166]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----	-----	10-02-2023	-----	13:39:50	-----	-----	D:... \BMHOME2
		57.07	corhse	144	5089.9382	4690.5146	SS
		57.67	corhse	145	5054.1294	4683.5694	SS
		57.95	corhse	146	5048.3208	4717.2292	SS

Point#, Start#-End# or G#= 4-

MARSH

S80°15'00"E

56.10'

N00°17'00"E

58.37'

S00°17'00"W

60.55'

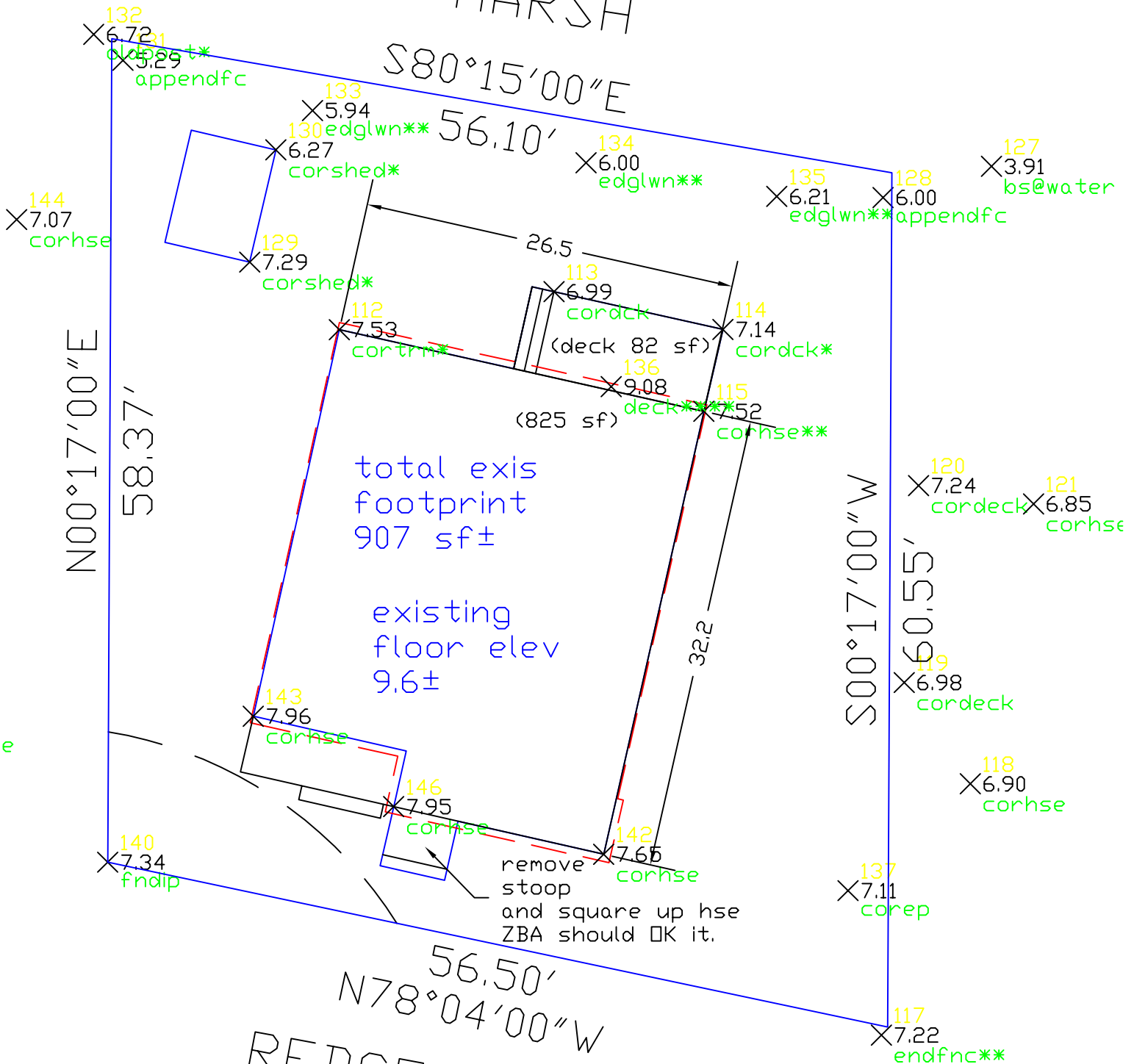
total exis
footprint
907 sf±

existing
floor elev
9.6±

remove
stoop
and square up hse
ZBA should OK it.

56.50'
N78°04'00"W

REDCOAT LANE



Building Permit
TOWN OF HAMPTON
603-929-5826

CERT. OF OCC. 99-10-2376E 223-140-000 10/29/99

PERMIT NO. MAP/LOT DATE

Paul Drew 4 REDCOAT LANE
OWNER'S name Building Address Phone No.

Leavitt Electric, 564 Central Ave, Dover, NH 03820 603-742-8981
Address Phone No.

PERMIT
TOWN OF HAMPTON, N.H.

Date Sept 19 79

Granted to Raymond W. Frazel

Address 5 Red Coat Lane

Located at Same

Town of Hampton
136 Winnacunnet Road
Hampton, NH 03842
Tel. 603-926-6768

FIELD COPY

BUILDING
PERMIT

DATE February 4, 1991 PERMIT NO. 6437
APPLICANT Carl I. Cutler ADDRESS 48 Wolcott Street, Malden, MA 617-324-4265
PERMIT TO Construct a new single-family dwelling, 2 story (NO.) (STREET) 02148-2811 (CONTR'S LICENSE)
(TYPE OF IMPROVEMENT) NO. STORY (PROPOSED USE) NUMBER OF DWELLING UNITS 1-
AT (LOCATION) 11 Redcoat Lane (NO.) (STREET) ZONING DISTRICT RB
BETWEEN AND

PERMIT
TOWN OF HAMPTON, N.H.

Date Sept. 19 1979

Granted to Rev. Frederick G. Dion

Address Church Street, Cheshire, MA

Located at 10 Red Coat Lane

Map & Lot 120-008

Permit to Flood Plain - SCS - TBM - 7 Given to E. Monette, to Give to Contractor

Conditions National Building Code 10/2/79 Not started

PERMIT
TOWN OF HAMPTON, N.H.

Date August 24 1979

Granted to Carl I. Cutler

Address 11 Red Coat Lane

Located at Same

Map & Lot 120-004

Permit to Raise Cottage; 5 Course Foundation; Reshingle Roof; Hook in Town Sewer.

Conditions National Building Code; BOCA Plumbing Code

Value \$5200.00

Fee \$21.00

Expiration Date August 24, 1980

Granting Authority

Title

Contact this office, 926-6766, for Rough and Final Inspections.

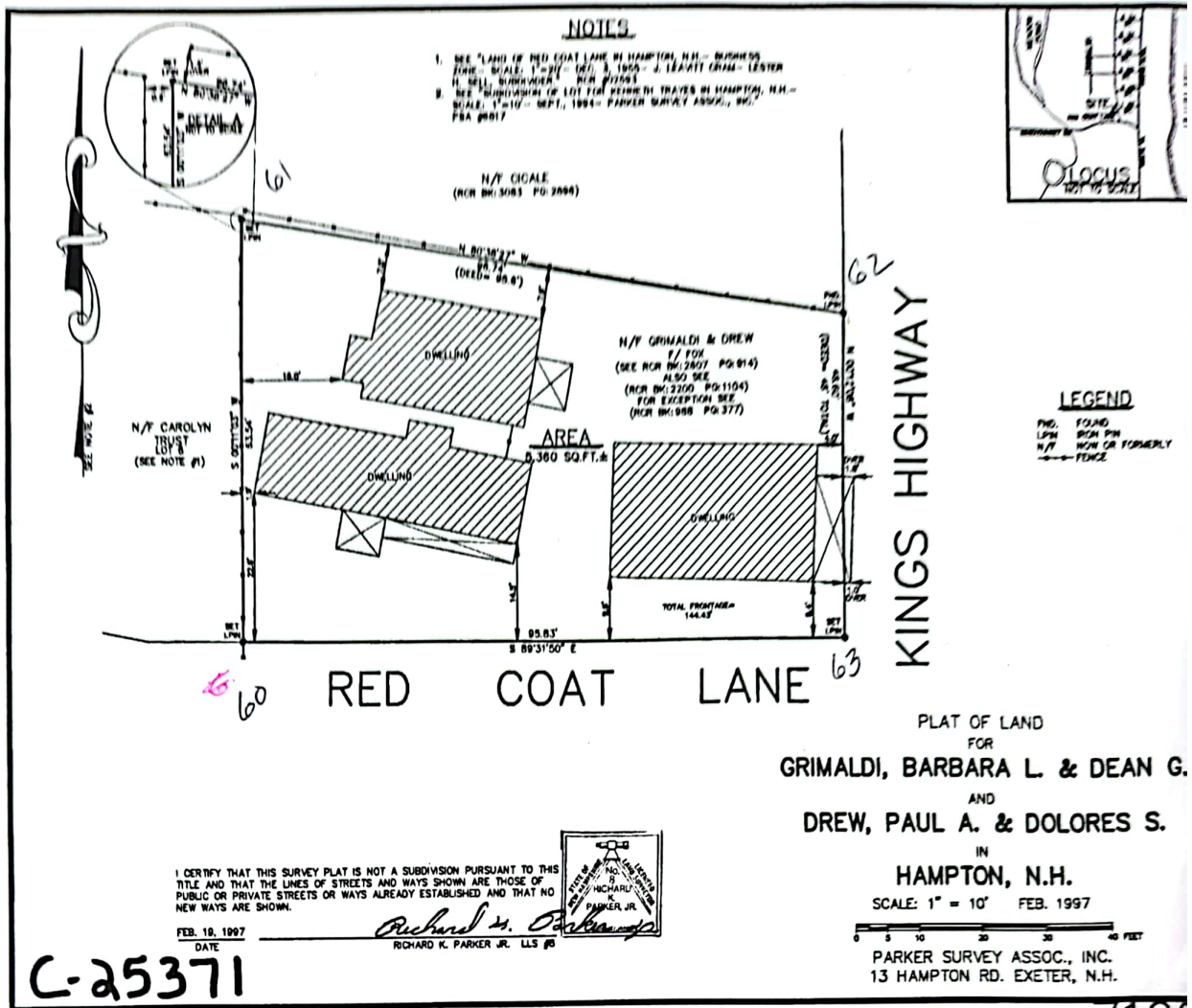
Completed 9/20/79

FLOORS: basement

dining room

bed rooms

kitchen



N/T CHARLES C. MINNEY JR./BROD DOLores	N/T JOHN F. MOULE	DATE FEB. 19, 1997	LAND SURVEYORS 36 HAWK LANE HAMPTON, N.H. 03812 TEL. 926-4878 TELE. 370-5762
---	-------------------	-----------------------	---

C-32544

Book 3600 Page 2056 Suffix Docket 43885 This image for at copy01 at Rockingham County on 01/08/17

BK 3600 PG 2056

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that We, Michael J. Cropper and Sarah J. Cropper, husband and wife,

Book 2857 Page 76 Suffix Docket 17 This image for A at copy01 at Rockingham County on 01/08/17

WARRANTY DEED

Bk2857 P0076

KNOW ALL MEN BY THESE PRESENTS THAT We, James R. Smith and Lynne L. Smith, a married couple, of 58 Winnacunnet Road, Hampton, County of Rockingham, State of New Hampshire, for consideration paid, grant to Thomas J. Cicale and Carol A. Cicale, a married couple, of 19 Adeline Drive, Hampstead, State of New Hampshire, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS,

A certain tract or parcel of land with the buildings thereon situated in Hampton, County of Rockingham and State of New Hampshire, bounded and described as follows:

02593

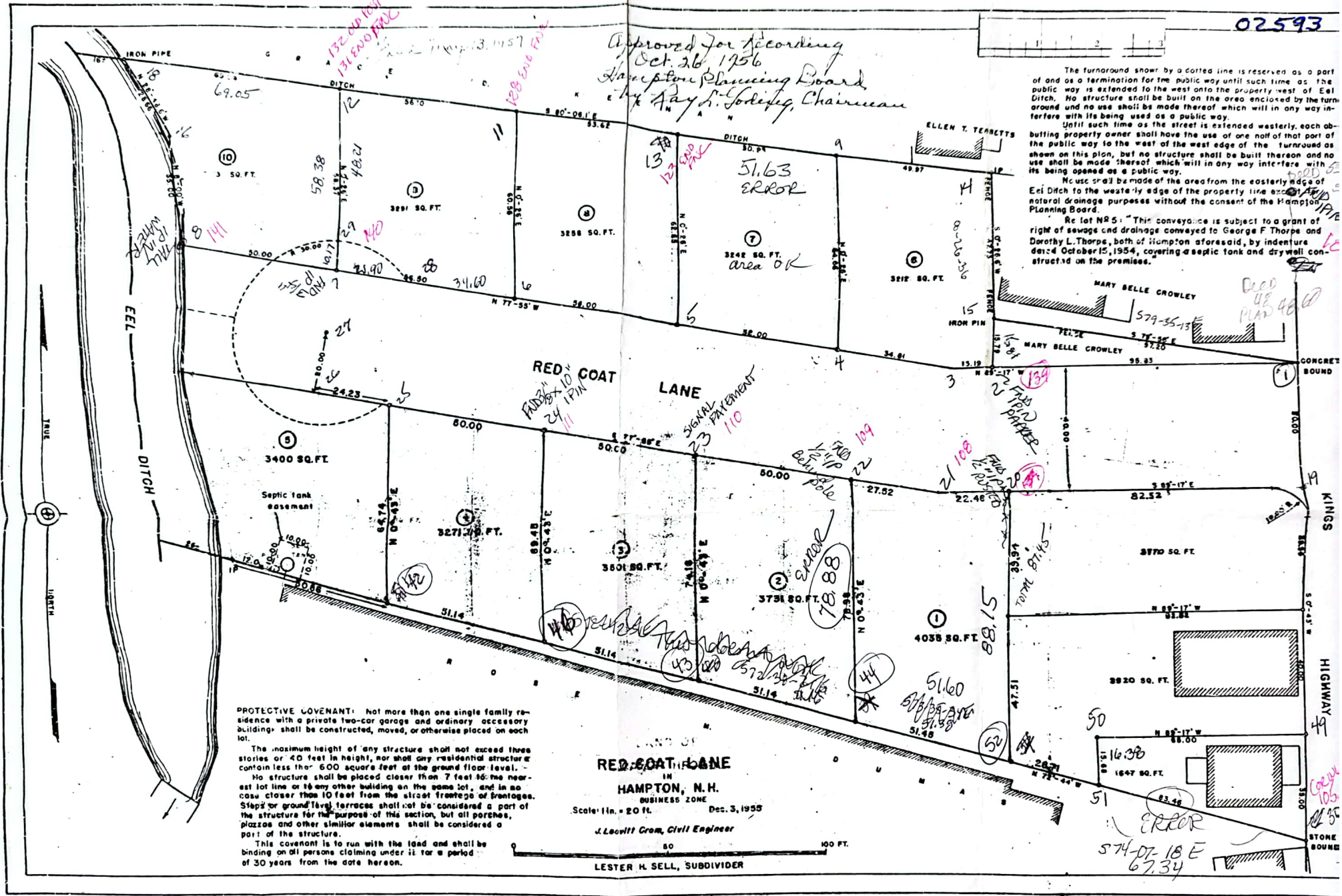
Approved for recording
Oct. 26, 1956
Hampton Planning Board
by *Ray S. Loring, Chairman*

The turnaround shown by a dotted line is reserved as a part of and as a termination for the public way until such time as the public way is extended to the west onto the property west of Eel Ditch. No structure shall be built on the area enclosed by the turnaround and no use shall be made thereof which will in any way interfere with its being used as a public way.

Until such time as the street is extended westerly, each abutting property owner shall have the use of one half of that part of the public way to the west of the west edge of the turnaround as shown on this plan, but no structure shall be built thereon and no use shall be made thereof which will in any way interfere with its being opened as a public way.

No use shall be made of the area from the easterly edge of Eel Ditch to the westerly edge of the property line except for natural drainage purposes without the consent of the Hampton Planning Board.

Re lot NR 5: "This conveyance is subject to a grant of right of sewage and drainage conveyed to George F. Thorpe and Dorothy L. Thorpe, both of Hampton aforesaid, by indenture dated October 15, 1954, covering a septic tank and drywell constructed on the premises."



PROTECTIVE COVENANT: Not more than one single family residence with a private two-car garage and ordinary accessory buildings shall be constructed, moved, or otherwise placed on each lot.

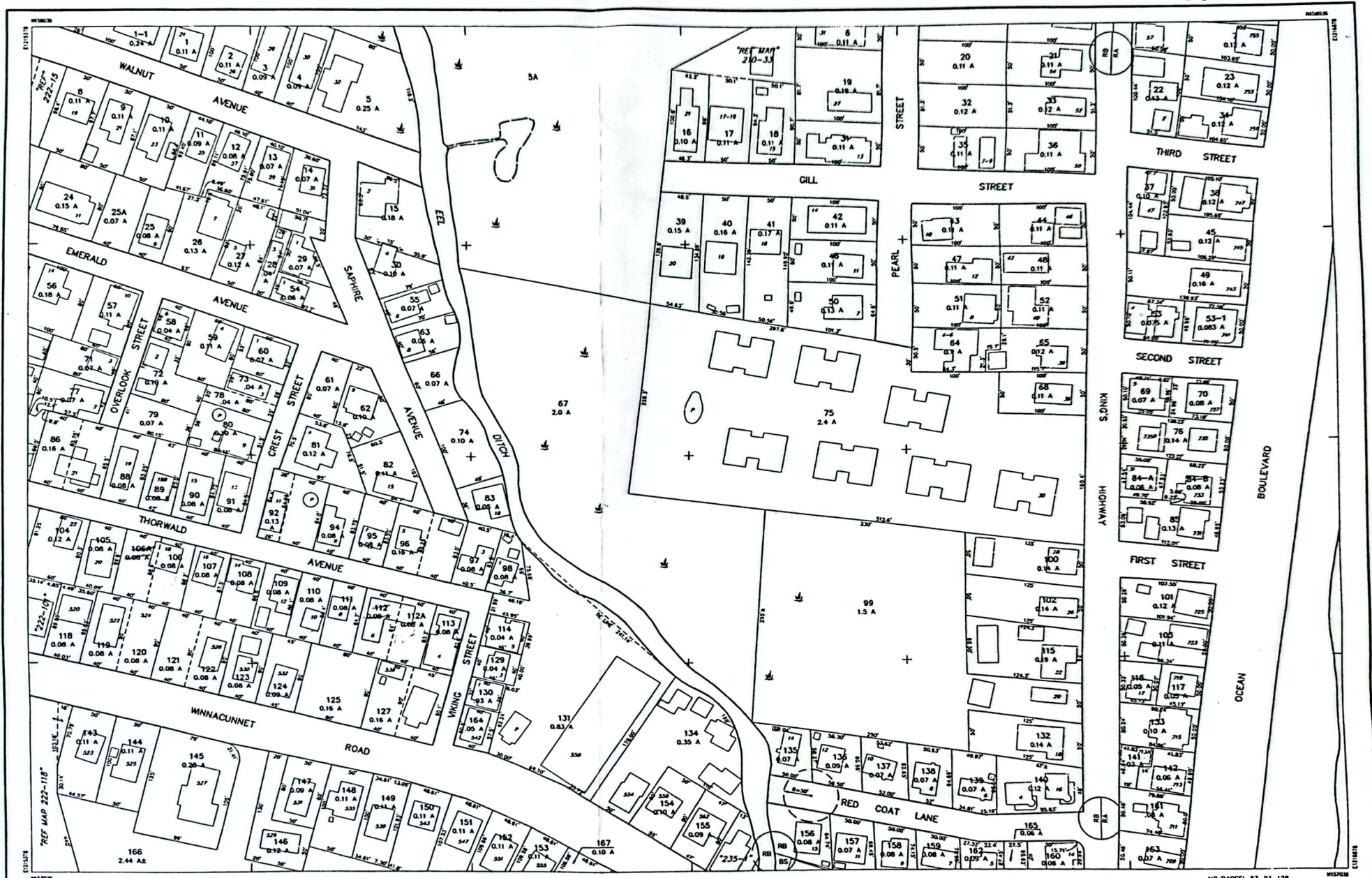
The maximum height of any structure shall not exceed three stories or 40 feet in height, nor shall any residential structure contain less than 600 square feet of the ground floor level.

No structure shall be placed closer than 7 feet to the nearest lot line or to any other building on the same lot, and in no case closer than 10 feet from the street frontage of frontages.

Steps or ground level terraces shall not be considered a part of the structure for the purpose of this section, but all porches, piazzas and other similar elements shall be considered a part of the structure.

This covenant is to run with the land and shall be binding on all persons claiming under it for a period of 30 years from the date hereon.

RED COAT LANE
IN
HAMPTON, N.H.
BUSINESS ZONE
Scale: 1 in. = 20 ft. Dec. 3, 1955
J. Leovitt Grom, Civil Engineer
LESTER H. SELL, SUBDIVIDER



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE ORIGINAL HORIZONTAL DATUM WAS THE NEW HAMPSHIRE STATE PLANE
COORDINATE SYSTEM HAD 1927. PRIOR TO DUTCHMAN, CAL CONVERTED THE
DATUM TO NAD 1983.
ORIGINAL PROPERTY MAPS WERE PREPARED BY G & UNDERWOOD ENGINEERS, INC.
MAPS ARE REPRODUCED AND REPRINTED BY CARTOGRAPHIC ASSOCIATES, INC.

DIGITIZED IN 1996 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANTS
MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT
11 PLEASANT STREET, P.O. BOX 287, LITTLETON, NEW HAMPSHIRE 03041
(603)444-9700 - (603)327-4740 - FAX (603)444-1346 - WWW.CA-NH.COM

AREA 2.43 A OR 2.43 AC
ENCLOSURE 100'
MATCH REFERENCE 78-2"
RIGHT OF WAY 100'
POLE 100'
WETLANDS 100'

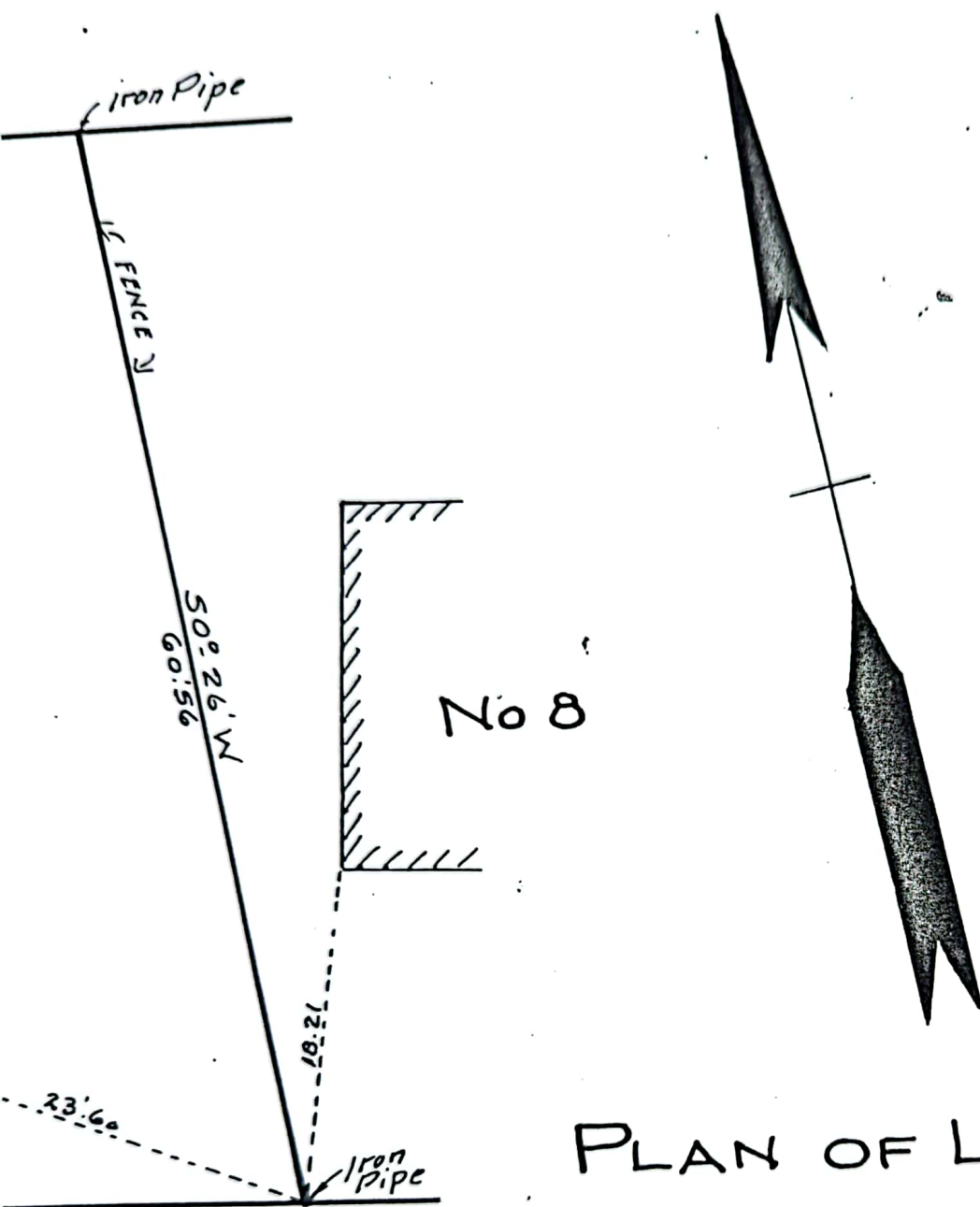
LEGEND
BUILDING
BUILDING NUMBER
COMMON OWNERSHIP
EASEMENT
POLE
WETLANDS
NO PARCEL 87, 93, 128

SCALE: 1" = 50'
FEET
0 50 100 150
METERS
0 12.5 25 37.5
REVISED TO: APR 01 2000

PROPERTY MAPS
HAMPTON
NEW HAMPSHIRE

INDEX DIAGRAM
209 210 211
222 223 224
234 235
MAP NO.
223

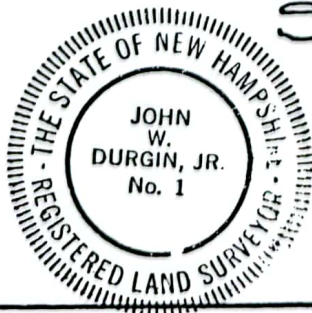
92 Presidential Circle		Dawn & James Emerick	construct garage	D	5-0	6/20/1991	Art. IV, 4.5.2
15 Purington Lane			construct duplex	G		10/27/1977	Art. VIII, 8.1.2, 8.2.5
15 Purington Lane		Taylor Ordway Development Trust	construct 2 two-family dwellings	G	3-1	10/27/1988	Art. 8.1.2, 8.2.5
23 Purington Lane			subdivide existing parcel into two lots	G		10/19/2000	Art. 4.2
3A Purington Lane	John Poissant	John Poissant	allow 2nd duplex condo on existing lot	G	5-0	8/19/2004	Art. 8.1.2
8 Q Street		Robert & James McNeill	expand deck	G	4-1	10/17/1991	Arts. I, 1.3, VIII, 8.2.3, 8.2.6
9 Q Street		Carl Nicolosi	deck addition within 2' of side lot line	D	5-0	6/27/1985	Arts. I, 1.3, VIII, 8.2.3, 8.2.4, 8.2.6
11 Q Street		Mark Gallo	allow second dwelling unit to continue to exist	P		11/19/1987	Arts. IV, 4.1.1, VI, 6.3.1
11 Q Street		Mark Gallo	allow second dwelling unit to continue to exist	no show		12/17/1987	Arts. IV, 4.1.1, VI, 6.3.1
4-6 Quinlan		DeCourcy, Breen & DelVecchio	encroachment	G	5-0	6/19/1980	4.1, 4.2, 4.3
4-6 Quinlan		DeCourcy, Breen & DelVecchio	encroachment	G	5-0	6/19/1980	4.1, 4.2, 4.3
7 Randall Street		Edward & Jean McQue	allow separate apartment to remain in basement	D	5-0	3/15/1990	Arts. I, 1.1, III, 3.2, XII, 12.1
17 Randall Street			garage addition	G		11/16/1995	Art. IV, 4.5, 4.5.2
3 Redcoat Lane		Mary Emmott	allow deck to remain	G	5-0	7/15/1993	Arts. I.3, IV, 4.5.2
3 Redcoat Lane	Mary Latrell Emmott	Mary Latrell Emmott	expand non-conforming structure add 2-stories of enclosed living space & roof deck.	G		3/20/2003	Art. 1.3, 1.6, 4.1, 4.1.1, 4.5.2, 4.5.3, 4.8
11 Redcoat Lane			replace dwelling	G		11/15/1989	Art. IV, 4.5.2
11 Redcoat Lane		Carl Cutler	replace dwelling	G	4-0	11/15/1990	Art. 4.5.2
12 Redcoat Lane	Joseph Allard	Joseph Allard	utility shed installation	G		7/21/1983	Art. IV, 4.5.2, 4.5.3
Redcoat Lane			street name approved	G		10/19/1956	not available
8 Reddington Landing		Robert Regan	make buildable lot of record with 100' frontage	G	5-0	9/16/1993	Art. IV, 4.2
25 Reddington Landing			subdivide lot	D		4/20/2000	Art. 4.2
26 Reddington Landing			subdivide lot	D		2/17/2000	Art. 2.5.4A, 4.1, 4.1.1, 4.2, 4.3, 4.5.2
26 Reddington Landing			subdivide lot	D		5/18/2000	Art. 2.5.4A, 4.1, 4.1.1, 4.2, 4.3, 4.5.2
28 Reddington Landing		Regina Lund Besman	allow lot to be used as a separate building lot	G	3-1	4/16/1992	Art. 2.5.4A, 4.2, 4.3
35 Reddington Landing		Development Besman	subdivide lot into 8 lots	W		4/15/1993	Arts. III, 3.1, IV, 4.1.1
35 Reddington Landing		Development	subdivide lot into 13 lots	G	3-2	5/20/1993	Art. 3.1, 4.1.1, 2.5.4
35 Reddington Landing	3 & 6	David & Anne Murray/Robert Cicalle	expand decks	G	4-0	7/21/1994	Art. 1.3, 8.2.3
Reddington Landing		William Hart & Frank Vogt	construct plane hangars	D	4-0	5/15/1980	Art. I, 1.4.2
Reddington Landing		Hampton Airfield	construct plane hangars	G	4-1	11/26/1985	RSA 674:41, Art. III, Use Regs.



LANE

PLAN OF LOT
 NO. 9 RED COAT LANE
 HAMPTON BEACH, N.H.

SCALE: 1 IN. = 10 FT. JUNE 1974



JOHN W. DURGIN
 CIVIL ENGINEERS
 PROFESSIONAL ASSN.

JUN 20 1974

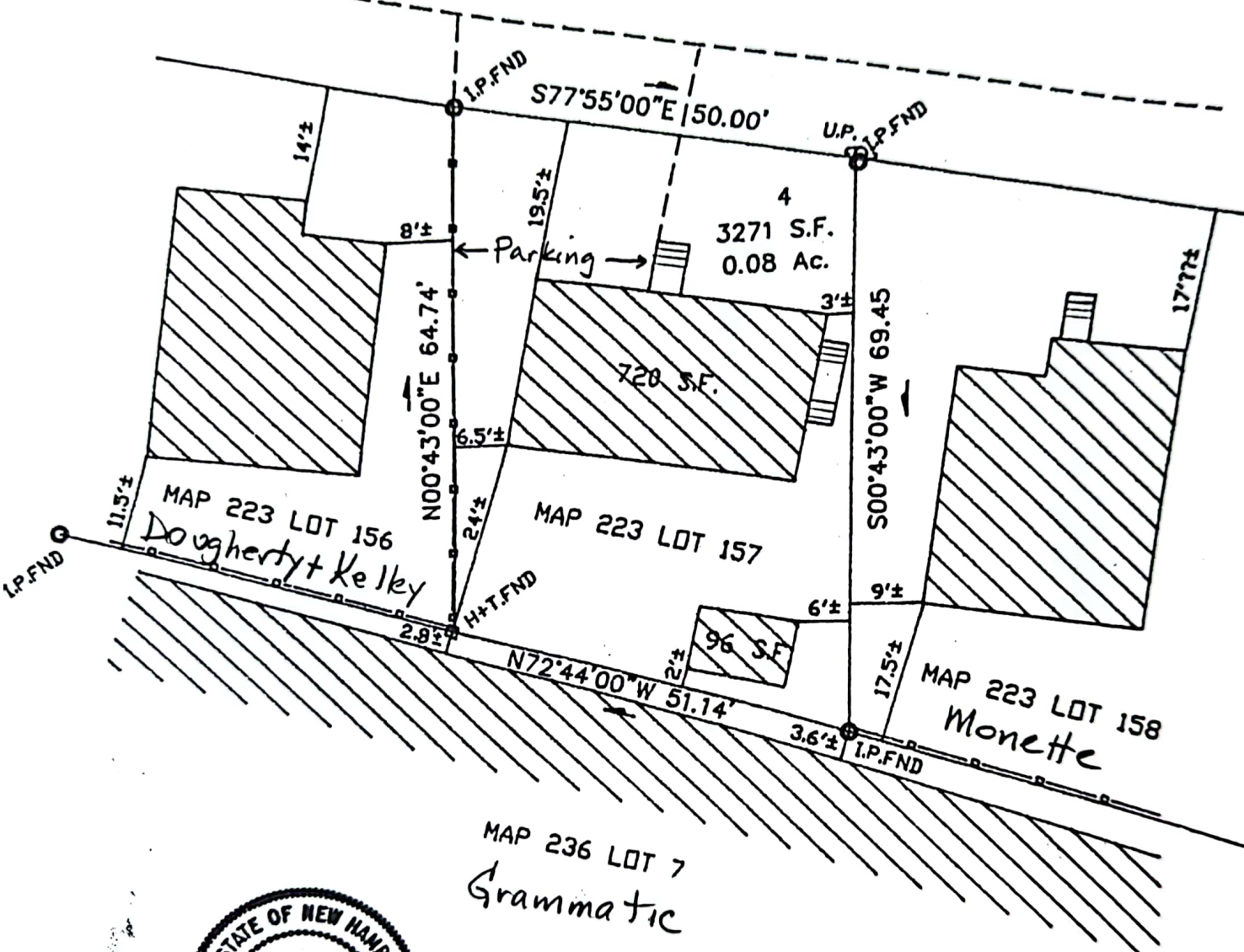
N

Residence

MAP 223 LOT 136
Hanges
+Tikelis
Lot 136

Dion + Blondek
Lot 137

RED COAT LANE



Paul F. Nichols

MAP 236 LOT 7
Grammatic

PAUL F. NICHOLS C.E. 9 ACORN DRIVE KINGSTON NH. 03848	
CERTIFIED PLOT PLAN	
CITY/TOWN: HAMPTON, N.H.	DATE: OCT. 25, 1990
STREET: RED COAT LANE	SCALE: 1" = 20'
REGISTRY: ROCKINGHAM	LOT AREA 3271 S.F.
REGISTRY PLAN NO. 02474	LOT NO. 4
DEED REFERENCE: BOOK 1510	PAGE 220

THIS CERTIFICATION IS NOT TO BE CONSIDERED A PROPERTY SURVEY.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PREMISES AND ALL EASEMENTS, ENCROACHMENTS, AND BUILDINGS ARE LOCATED AS SHOWN, AND THAT THIS LOT IS IN THE FLOOD INSURANCE RATE MAP FLOOD HAZARD ZONE.

I CERTIFY THAT THE DWELING LOCATED ON THE LOT AS SHOWN DOES CONFORM WITH THE BYLAWS OF HAMPTON, N.H. ZONING REGULATIONS AS SUCH PERTAIN TO THE SAME.

2003

#3 Variance to leave deck there?

#3 1.3, 1.6 parking space definition
4.1, 4.1.1, 4.5.2, 4.5.3, 4.8 expand
non-conforming structure -
add 2 stories enclosed living + porch deck
conversion will result in 2 family
approved w/conditions

- 1) others have done it
- 2) same footprint (or same nonconformity)

Condition subject to
corrected drawings setbacks
Parking to remain on the lot.

Stacked parking

1 story to 3 story

Royal Design Builders - Bourbeau
926-4533

No wetlands stuff

NOT ALL SCANNED

6/24/09
Towns Files

BULL CONW
HEAD OF
SURVEY
271-2746

at Survey
NGVD 1929
3.93
higher
than
MLW

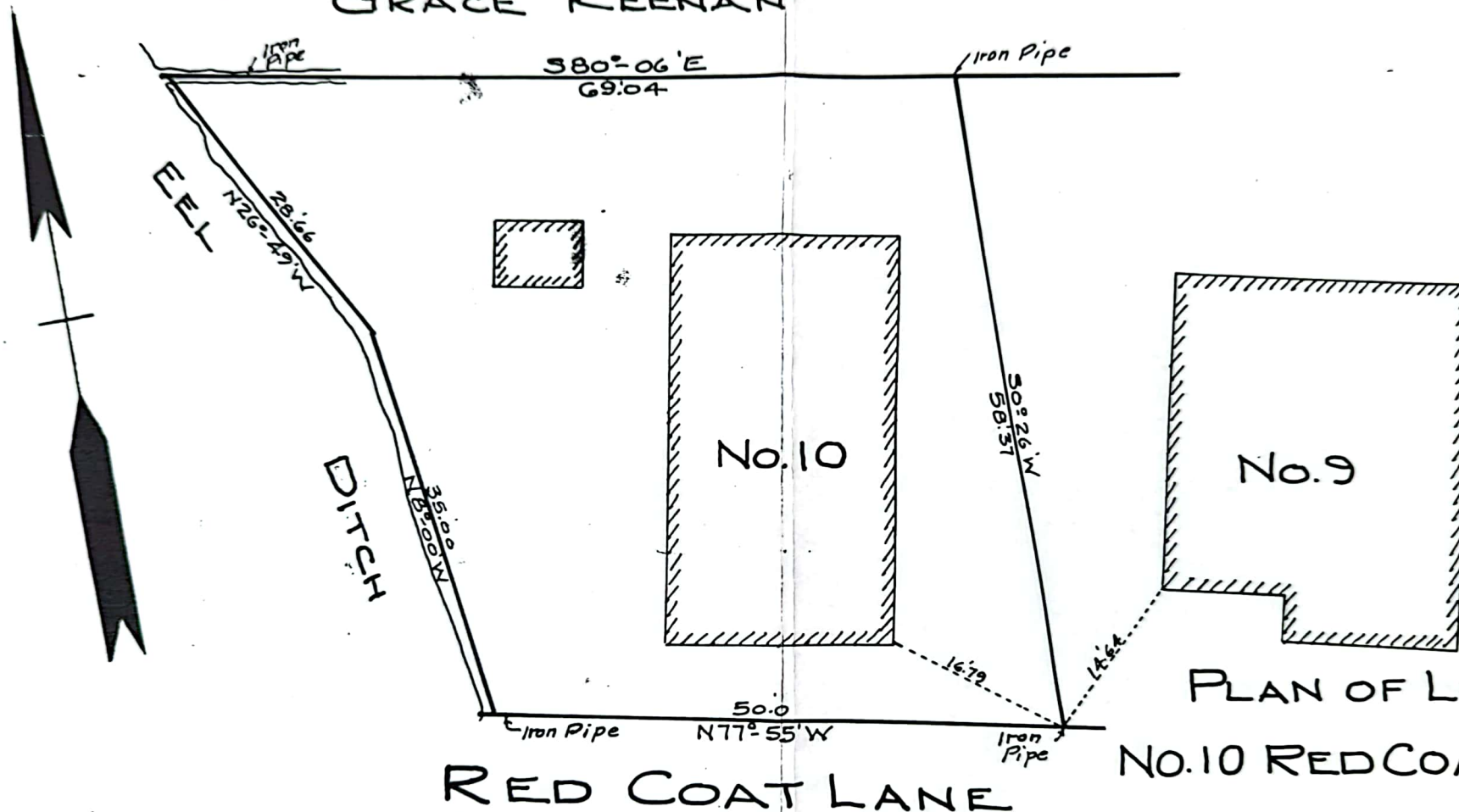
-3.98
higher
than
MLW at
Hampton
Harbor

APPENDIX B

BENCH MARK DESCRIPTIONS

Number	Description and Elevation (ft. msl.) ^{1/}
NHDPW&H BM-577A	At the Exeter-Hampton Expressway bridge over Tide Mill Creek, in the southeast corner of the wheel guard, a standard disk. Elev. 12.14
SCS-TBM-1	Approximately 0.25 mile west of the Hampton Sewerage Disposal Plant, along Tide Mill Road, a nail and disk set in the base of NET&T pole 516. Elev. 8.47
SCS-TBM-2	Approximately 0.15 mile west of the Hampton Sewerage Disposal Plant, along Tide Mill Road, a nail and disk set in the base of NET&T pole 7 and E&HE 522. Elev. 10.99
SCS-TBM-5	Along the power lines that run from the Hampton Sewerage Disposal Plant to Winnacunnet Road, a nail and disk set in the base of pole 429. Elev. 12.37
SCS-TBM-6	Approximately 0.15 mile west of Ocean Boulevard along Winnacunnet Road, across from Lomazzo's Restaurant, a nail and disk set in the base of pole 77 562. Elev. 8.32
SCS-TBM-7	Approximately 0.1 mile north of Winnacunnet Road, along Kings Highway, a nail and disk set in the base of pole 870 136. Elev. 8.89
SCS-TBM-8	At the southwest corner of the intersection of Ocean Boulevard and Winnacunnet Road, a nail and disk set in the base of NET&T pole 64-2548. Elev. 8.12
SCS-TBM-9	Approximately 0.2 mile south of Winnacunnet Road, along Ocean Boulevard, about 200 ft. south of Marshlands Motel, a nail and disk set in the base of NET&T pole 54 2538. Elev. 7.64
SCS-TBM-10	Approximately 0.35 mile south of Winnacunnet Road, along Ocean Boulevard, in front of Little Jacks Drive-In, a nail and disk set in the base of pole S 2688. Elev. 8.43

GRACE KEENAN

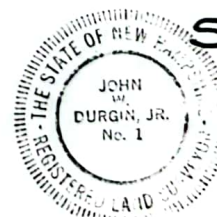


RED COAT LANE

PLAN OF LOT
NO. 10 RED COAT LANE
HAMPTON BEACH, N.H.

SCALE: 1 IN. = 10 FT. JUNE 1974

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSN.



FILE NO. 2373
PLAN NO. 3245

RB

lot area / dwelling unit

10000 lot area

75' FRONTAGE

3/35'

FRONT 20

~~SIDE 10~~

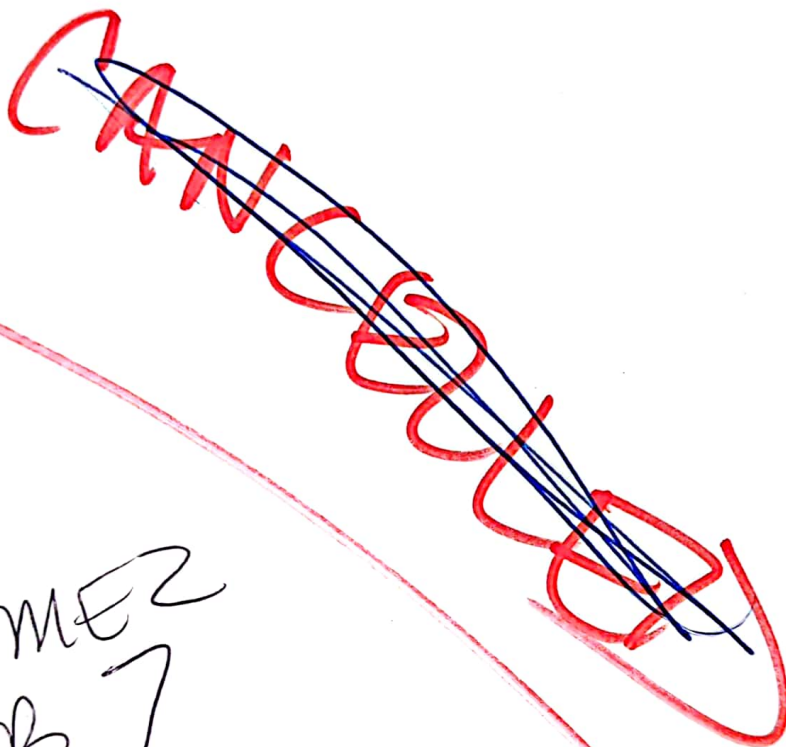
REAR 10



(7)
(26)
(28)

were in 1955
UNLESS RECORDED < 1962

LOT AREA
FRONTAGE

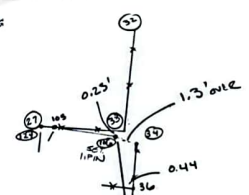


ARM HOMER
JOB 7

GAVE UP -
MOVED OUT

RESEARCHED PERMITTING
FOR WHOLE STREET
NOT ALL SCANNED

Garabedian
929-1040



Also SEE DEED
2200-1104
FOR EXCEPTION
988-377

PSA #
6817